

101.0

0005

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

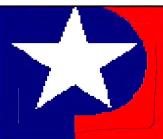
ARLINGTON

Total Card / Total Parcel

1,022,100 / 1,022,100

USE VALUE: 1,022,100 / 1,022,100

ASSESSED: 1,022,100 / 1,022,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 39 |        | TOMAHAWK RD, ARLINGTON |

**OWNERSHIP**

Unit #:

Owner 1: BRANDT TIMOTHY M &amp; KELLIE A

Owner 2:

Owner 3:

Street 1: 39 TOMAHAWK RD

Street 2:

Twn/City: ARLINGTON

|               |       |            |
|---------------|-------|------------|
| St/Prov: MA   | Cntry | Own Occ: Y |
| Postal: 02474 | Type: |            |

**PREVIOUS OWNER**

Owner 1: BRANDT TIMOTHY M/KELLIE A -

Owner 2: -

Street 1: 39 TOMAHAWK RD

Twn/City: ARLINGTON

|               |       |  |
|---------------|-------|--|
| St/Prov: MA   | Cntry |  |
| Postal: 02474 | Type: |  |

**NARRATIVE DESCRIPTION**

This parcel contains .239 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 3370 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrooms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item | Code | Description | %   | Item    | Code | Description |
|------|------|-------------|-----|---------|------|-------------|
| Z    | R1   | SINGLE FA   | 100 | water   |      |             |
| o    |      |             |     | Sewer   |      |             |
| n    |      |             |     | Electri |      |             |
|      |      | Census:     |     | Exempt  |      |             |
|      |      | Flood Haz:  |     |         |      |             |
| D    |      |             |     | Topo    | 1    | Level       |
| s    |      |             |     | Street  |      |             |
| t    |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 10400       |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.70 | 4     |             |           |        |   |        |   |        |   | 512,403         |           |   |           |        |      | 512,400   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                |  |  |  |  |  |  |  | Land Size |  | Building Value                 |  | Yard Items |  | Land Value      |  | Total Value |  | Legal Description |  |  |  | User Acct |  |
|-------------------------|--|--|--|--|--|--|--|-----------|--|--------------------------------|--|------------|--|-----------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101                     |  |  |  |  |  |  |  | 10400.000 |  | 509,700                        |  |            |  | 512,400         |  | 1,022,100   |  |                   |  |  |  |           |  |
| Total Card              |  |  |  |  |  |  |  | 0.239     |  | 509,700                        |  |            |  | 512,400         |  | 1,022,100   |  |                   |  |  |  |           |  |
| Total Parcel            |  |  |  |  |  |  |  | 0.239     |  | 509,700                        |  |            |  | 512,400         |  | 1,022,100   |  |                   |  |  |  |           |  |
| Source: Market Adj Cost |  |  |  |  |  |  |  |           |  | Total Value per SQ unit /Card: |  | 303.33     |  | /Parcel: 303.33 |  |             |  |                   |  |  |  |           |  |
| Entered Lot Size        |  |  |  |  |  |  |  |           |  |                                |  |            |  |                 |  |             |  |                   |  |  |  |           |  |
| Total Land:             |  |  |  |  |  |  |  |           |  |                                |  |            |  |                 |  |             |  |                   |  |  |  |           |  |
| Land Unit Type:         |  |  |  |  |  |  |  |           |  |                                |  |            |  |                 |  |             |  |                   |  |  |  |           |  |

**PREVIOUS ASSESSMENT**

| Tax Yr |     |    |  |  |  |  |  | Use     |  | Cat |  | Bldg Value |  | Yrd Items |  | Land Size |  | Land Value |  | Total Value   |  | Asses'd Value |               | Notes |            | Date       |                   | Parcel ID |  |
|--------|-----|----|--|--|--|--|--|---------|--|-----|--|------------|--|-----------|--|-----------|--|------------|--|---------------|--|---------------|---------------|-------|------------|------------|-------------------|-----------|--|
| 2022   | 101 | FV |  |  |  |  |  | 509,700 |  | 0   |  | 10,400.    |  | 512,400   |  | 1,022,100 |  |            |  |               |  |               | Year end      |       | 12/23/2021 |            | 101.0-0005-0006.A |           |  |
| 2021   | 101 | FV |  |  |  |  |  | 494,600 |  | 0   |  | 10,400.    |  | 512,400   |  | 1,007,000 |  |            |  |               |  |               | Year End Roll |       | 12/10/2020 |            |                   |           |  |
| 2020   | 101 | FV |  |  |  |  |  | 494,600 |  | 0   |  | 10,400.    |  | 512,400   |  | 1,007,000 |  | 1,007,000  |  | Year End Roll |  |               |               |       |            | 12/18/2019 |                   |           |  |
| 2019   | 101 | FV |  |  |  |  |  | 365,700 |  | 0   |  | 10,400.    |  | 512,400   |  | 878,100   |  | 878,100    |  | Year End Roll |  |               |               |       |            | 1/3/2019   |                   |           |  |
| 2018   | 101 | FV |  |  |  |  |  | 365,700 |  | 0   |  | 10,400.    |  | 439,200   |  | 804,900   |  | 804,900    |  | Year End Roll |  |               |               |       |            | 12/20/2017 |                   |           |  |
| 2017   | 101 | FV |  |  |  |  |  | 365,700 |  | 0   |  | 10,400.    |  | 409,900   |  | 775,600   |  | 775,600    |  | Year End Roll |  |               |               |       |            | 1/3/2017   |                   |           |  |
| 2016   | 101 | FV |  |  |  |  |  | 365,700 |  | 0   |  | 10,400.    |  | 351,400   |  | 717,100   |  | 717,100    |  | Year End      |  |               |               |       |            | 1/4/2016   |                   |           |  |
| 2015   | 101 | FV |  |  |  |  |  | 357,000 |  | 0   |  | 10,400.    |  | 314,800   |  | 671,800   |  | 671,800    |  | Year End Roll |  |               |               |       |            | 12/11/2014 |                   |           |  |

1 of 1

Residential

ARLINGTON

APPRAISED:

1,022,100 / 1,022,100

USE VALUE:

1,022,100 / 1,022,100

ASSESSED:

1,022,100 / 1,022,100

07/30/13

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|---------------------------------|------------------|---|-----------------|-----|--------------------------|---------------------------|--------------|-------------------|-------------|-------------------------|-------------------------|--------------------------------|-------------|------------|------------|-----------------|-----------------|-------------------|------------|-----------------|-----------------|-----------------|-----------------|---|--|----------------|----------------|----------------|----------------|--|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                  |   |                 |     |                          | <b>BATH FEATURES</b>      |              |                   |             |                         |                         | <b>COMMENTS</b>                |             |            |            |                 |                 | <b>SKETCH</b>     |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Type:                           | 6 - Colonial     |   |                 |     | Full Bath                |                           | 1            | Rating: Good      |             | OF=SINK IN BMT.         |                         |                                |             |            |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Sty Ht:                         | 1H - 1 & 1/2 Sty |   |                 |     | A Bath:                  |                           |              |                   | Rating:     |                         |                         |                                |             |            |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| (Liv) Units:                    | 1                |   | Total: 1        |     | 3/4 Bath:                |                           | 1            | Rating: Good      |             |                         |                         |                                |             |            |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Foundation:                     | 1 - Concrete     |   |                 |     | A 3QBth                  |                           |              |                   | Rating:     |                         |                         |                                |             |            |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Frame:                          | 1 - Wood         |   |                 |     | 1/2 Bath:                |                           | 1            | Rating: Good      |             |                         |                         |                                |             |            |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Prime Wall:                     | 1 - Wood Shingle |   |                 |     | A HBth:                  |                           |              |                   | Rating:     |                         |                         |                                |             |            |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Sec Wall:                       |                  |   | %               |     | OthrFix:                 |                           | 1            | Rating: Fair      |             |                         |                         |                                |             |            |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Roof Struct:                    | 1 - Gable        |   |                 |     | <b>OTHER FEATURES</b>    |                           |              |                   |             |                         |                         |                                |             |            |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Roof Cover:                     | 1 - Asphalt Shgl |   |                 |     | Kits:                    |                           | 1            | Rating: Very Good |             |                         |                         |                                |             |            |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Color:                          | WHITE            |   |                 |     | A Kits:                  |                           |              |                   | Rating:     |                         |                         |                                |             |            |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| View / Desir:                   |                  |   |                 |     | Frpl:                    |                           | 2            | Rating: Good      |             |                         |                         |                                |             |            |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| <b>GENERAL INFORMATION</b>      |                  |   |                 |     |                          | <b>CONDOS INFORMATION</b> |              |                   |             |                         |                         | <b>DEPRECIATION</b>            |             |            |            |                 |                 | <b>REMODELING</b> |            |                 |                 |                 |                 | <b>RES BREAKDOWN</b>  |  |                |                |                |                |  |  |  |  |  |
| Grade:                          | C - Average      |   |                 |     | Location:                |                           |              |                   | Phys Cond:  |                         | GV - Good-VG            | 10.                            | %           | Exterior:  |            | No Unit         |                 | RMS               | BRS        | FL              |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Year Blt:                       | 1959             |   | Eff Yr Blt:     |     | Total Units:             |                           |              |                   | Functional: |                         |                         |                                | %           | Interior:  |            | 1               |                 | 9                 | 5          |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Alt LUC:                        |                  |   | Alt %:          |     | Floor:                   |                           |              |                   | Economic:   |                         |                         |                                | %           | Additions: |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Jurisdct:                       | G14              |   | Fact: .         |     | % Own:                   |                           |              |                   | Special:    |                         |                         |                                | %           | Kitchen:   |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Const Mod:                      |                  |   |                 |     | Name:                    |                           |              |                   | Override:   |                         |                         |                                | %           | Baths:     |            |                 |                 |                   |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| Lump Sum Adj:                   |                  |   |                 |     | <b>CALC SUMMARY</b>      |                           |              |                   |             |                         | <b>COMPARABLE SALES</b> |                                |             |            |            |                 | <b>PLUMBING</b> |                   |            |                 |                 |                 | <b>HEATING</b>  |   |  |                |                |                |                |  |  |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                  |   |                 |     |                          | <b>DEPRECATION</b>        |              |                   |             |                         |                         | <b>COMPARABLE SALES</b>        |             |            |            |                 |                 | <b>PLUMBING</b>   |            |                 |                 |                 |                 | <b>HEATING</b>  |  |                |                |                |                |  |  |  |  |  |
| Avg Ht/FL:                      | STD              |   |                 |     | Avg Ht/FL:               |                           | GV - Good-VG | 10.               | %           | <b>COMPARABLE SALES</b> |                         |                                |             |            |            | <b>PLUMBING</b> |                 |                   |            |                 |                 | <b>HEATING</b>  |                 |   |  |                |                |                |                |  |  |  |  |  |
| Prim Int Wal                    | 2 - Plaster      |   |                 |     | Functional:              |                           |              |                   | %           | <b>Rate</b>             |                         |                                |             |            |            | Parcel ID       | Typ             | Date              | Sale Price | <b>PLUMBING</b> |                 |                 |                 |   |  | <b>HEATING</b> |                |                |                |  |  |  |  |  |
| Sec Int Wall:                   |                  |   | %               |     | Economic:                |                           |              |                   | %           | <b>Rate</b>             |                         |                                |             |            |            | Parcel ID       | Typ             | Date              | Sale Price | <b>PLUMBING</b> |                 |                 |                 |   |  | <b>HEATING</b> |                |                |                |  |  |  |  |  |
| Partition:                      | T - Typical      |   |                 |     | Special:                 |                           |              |                   | %           | <b>Rate</b>             |                         |                                |             |            |            | Parcel ID       | Typ             | Date              | Sale Price | <b>PLUMBING</b> |                 |                 |                 |   |  | <b>HEATING</b> |                |                |                |  |  |  |  |  |
| Prim Floors:                    | 3 - Hardwood     |   |                 |     | Override:                |                           |              |                   | %           | <b>Rate</b>             |                         |                                |             |            |            | Parcel ID       | Typ             | Date              | Sale Price | <b>PLUMBING</b> |                 |                 |                 |   |  | <b>HEATING</b> |                |                |                |  |  |  |  |  |
| Sec Floors:                     | 4 - Carpet       |   | 50 %            |     | <b>TOTALS</b>            |                           |              |                   |             |                         | 10.8                    | %                              | <b>Rate</b> |            |            |                 |                 |                   | Parcel ID  | Typ             | Date            | Sale Price      | <b>PLUMBING</b> |   |  |                |                |                | <b>HEATING</b> |  |  |  |  |  |
| Bsmnt Flr:                      | 12 - Concrete    |   |                 |     | <b>Basic \$ / SQ:</b>    |                           |              |                   |             |                         | 130.00                  | <b>Rate</b>                    |             |            |            |                 |                 | Parcel ID         | Typ        | Date            | Sale Price      | <b>PLUMBING</b> |                 |   |  |                |                | <b>HEATING</b> |                |  |  |  |  |  |
| Subfloor:                       |                  |   |                 |     | <b>Size Adj.:</b>        |                           |              |                   |             |                         | 1.02393162              | <b>Rate</b>                    |             |            |            |                 |                 | Parcel ID         | Typ        | Date            | Sale Price      | <b>PLUMBING</b> |                 |   |  |                |                | <b>HEATING</b> |                |  |  |  |  |  |
| Bsmnt Gar:                      | 2                |   |                 |     | <b>Const Adj.:</b>       |                           |              |                   |             |                         | 0.99495000              | <b>Rate</b>                    |             |            |            |                 |                 | Parcel ID         | Typ        | Date            | Sale Price      | <b>PLUMBING</b> |                 |   |  |                |                | <b>HEATING</b> |                |  |  |  |  |  |
| Electric:                       | 3 - Typical      |   |                 |     | <b>Adj \$ / SQ:</b>      |                           |              |                   |             |                         | 132.439                 | <b>Rate</b>                    |             |            |            |                 |                 | Parcel ID         | Typ        | Date            | Sale Price      | <b>PLUMBING</b> |                 |   |  |                |                | <b>HEATING</b> |                |  |  |  |  |  |
| Insulation:                     | 2 - Typical      |   |                 |     | <b>Other Features:</b>   |                           |              |                   |             |                         | 121981                  | <b>Rate</b>                    |             |            |            |                 |                 | Parcel ID         | Typ        | Date            | Sale Price      | <b>PLUMBING</b> |                 |   |  |                |                | <b>HEATING</b> |                |  |  |  |  |  |
| Int vs Ext:                     | S                |   |                 |     | <b>Grade Factor:</b>     |                           |              |                   |             |                         | 1.00                    | <b>Rate</b>                    |             |            |            |                 |                 | Parcel ID         | Typ        | Date            | Sale Price      | <b>PLUMBING</b> |                 |   |  |                |                | <b>HEATING</b> |                |  |  |  |  |  |
| Heat Fuel:                      | 1 - Oil          |   |                 |     | <b>NBHD Inf:</b>         |                           |              |                   |             |                         | 1.00000000              | <b>Rate</b>                    |             |            |            |                 |                 | Parcel ID         | Typ        | Date            | Sale Price      | <b>PLUMBING</b> |                 |   |  |                |                | <b>HEATING</b> |                |  |  |  |  |  |
| Heat Type:                      | 3 - Forced H/W   |   |                 |     | <b>NBHD Mod:</b>         |                           |              |                   |             |                         | <b>Rate</b>             |                                |             |            |            |                 | Parcel ID       | Typ               | Date       | Sale Price      | <b>PLUMBING</b> |                 |                 |   |  |                | <b>HEATING</b> |                |                |  |  |  |  |  |
| # Heat Sys:                     | 1                |   |                 |     | <b>LUC Factor:</b>       |                           |              |                   |             |                         | 1.00                    | <b>Rate</b>                    |             |            |            |                 |                 | Parcel ID         | Typ        | Date            | Sale Price      | <b>PLUMBING</b> |                 |   |  |                |                | <b>HEATING</b> |                |  |  |  |  |  |
| % Heated:                       | 100              |   | % AC: 100       |     | <b>Adj Total:</b>        |                           |              |                   |             |                         | 571464                  | <b>Rate</b>                    |             |            |            |                 |                 | Parcel ID         | Typ        | Date            | Sale Price      | <b>PLUMBING</b> |                 |   |  |                |                | <b>HEATING</b> |                |  |  |  |  |  |
| Solar HW:                       | NO               |   | Central Vac: NO |     | <b>Depreciation:</b>     |                           |              |                   |             |                         | 61718                   | <b>Rate</b>                    |             |            |            |                 |                 | Parcel ID         | Typ        | Date            | Sale Price      | <b>PLUMBING</b> |                 |   |  |                |                | <b>HEATING</b> |                |  |  |  |  |  |
| % Com Wal                       |                  |   | % Sprinkled     |     | <b>Deprecated Total:</b> |                           |              |                   |             |                         | 509746                  | <b>Rate</b>                    |             |            |            |                 |                 | Parcel ID         | Typ        | Date            | Sale Price      | <b>PLUMBING</b> |                 |   |  |                |                | <b>HEATING</b> |                |  |  |  |  |  |
| <b>MOBILE HOME</b>              |                  |   |                 |     |                          | Make:                     |              |                   |             | Model:                  |                         |                                |             | Serial #:  |            |                 |                 | Year:             |            | Color:          |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                  |   |                 |     |                          |                           |              |                   |             |                         |                         | <b>PARCEL ID</b>               |             |            |            |                 |                 | 101.0-0005-0006.A |            |                 |                 |                 |                 | <b>IMAGE</b>  |  |                |                |                |                |  |  |  |  |  |
| Code                            | Description      | A | Y/S             | Qty | Size/Dim                 | Qual                      | Con          | Year              | Unit Price  | D/S                     | Dep                     | LUC                            | Fact        | NB Fa      | Appr Value | JCod JFact      | Juris. Value    |                   |            |                 |                 |                 |                 | <b>AssessPro Patriot Properties, Inc</b>  |  |                |                |                |                |  |  |  |  |  |
| 2                               | Frame Shed       | D | Y               |     | 1 12x12                  | A                         | AV           | 1990              | 0.00        | T                       | 23.2                    | 101                            |             |            |            |                 |                 |                   |            |                 |                 |                 |                 |  |  |                |                |                |                |  |  |  |  |  |
| <b>More: N</b>                  |                  |   |                 |     |                          | <b>Total Yard Items:</b>  |              |                   |             |                         |                         | <b>Total Special Features:</b> |             |            |            |                 |                 | <b>Total:</b>     |            |                 |                 |                 |                 |   |  |                |                |                |                |  |  |  |  |  |